



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 16
AGENDA DATE: Thu 06/09/2005
PAGE: 1 of 1**

SUBJECT: Approve an ordinance authorizing negotiations and execution of all documents necessary to vacate a 3.153 acre portion of Sprinkle Cutoff Road and a 0.583 acre portion of prescriptive easement rights for a portion of Sprinkle Cutoff Road to PIONEER AUSTIN DEVELOPMENT LTD. (Pioneer) to improve road alignment and facilitate traffic flow, in exchange for Pioneer conveying a 4.493 acre tract to, and constructing portions of Braker Lane, Pioneer Farms Drive, and Sprinkle Cutoff Road for the City of Austin.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Public Works
DEPARTMENT:

**DIRECTOR'S
AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Chris Muraida, 974-7191; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by the Zoning and Platting Commission and Urban Transportation Commission.

PURCHASING: N/A

MBE / WBE: N/A

The Public Works Department requests approval to negotiate and execute all documents necessary to vacate a 3.153 acre portion of Sprinkle Cutoff Road right-of-way and a 0.583 acre portion of prescriptive easement rights in Sprinkle Cutoff Road to Pioneer Austin Development Ltd.. Public notice of the request has been given to the property owners within 300 feet of the vacation. No objections were received.

Pioneer Austin Development Ltd. is the current owner of the properties adjacent to the 11300-11700 Block of Sprinkle Cutoff Road. As consideration for the 3.153 acre (Exhibit A) vacated portion of the Sprinkle Cutoff Road right-of-way and the 0.583-acre portion of prescriptive easement rights in Sprinkle Cutoff Road (Exhibit B), Pioneer will convey 4.493 acres (Exhibit C) to the City of Austin.

In addition, Pioneer agrees to construct the Braker Lane Extension, Pioneer Farms Drive and the new Sprinkle Cutoff Road.

F#8671-0106

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
3.153 ACRES OF LAND
THOMAS H. MAYS SURVEY NO. 84, A-562
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD 40 FOOT R.O.W.)

FIELD NOTES DESCRIPTION OF 3.153 ACRES OF LAND OUT OF THE THOMAS H. MAYS SURVEY NO. 84, ABSTRACT NO. 562 AND THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS. ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 380.63 ACRES GROSS AREA (INCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), ALSO BEING CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 3.153 ACRES BEING A PORTION OF A .40 FOOT WIDE ROADWAY KNOWN AS SPRINKLE CUT-OFF ROAD AS DESCRIBED IN VOLUME V, PAGES 594-598 OF THE COMMISSIONERS COURT MINUTES OF TRAVIS COUNTY, TEXAS AND BEING ALL OF SPRINKLE CUT-OFF ROAD LOCATED WITHIN THE SAID 380.63 ACRE PIONEER AUSTIN DEVELOPMENT TRACT. THE SAID 3.153 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 316.51 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the south line of the said Sprinkle Cut-Off Road right-of-way as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 32°38'53" E, a distance of 40.57 feet along the east line of Dessau Road to the intersection with the north line of Sprinkle Cut-Off Road right-of-way as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, traversing the interior of the said 380.63 acre Pioneer Austin Development Ltd tract, along the north and east lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following sixteen (16) courses and distances:

- 1) S 47°44'01" E, 642.36 feet to a point;
- 2) S 40°44'01" E, 52.45 feet to a point;
- 3) S 33°44'01" E, 52.61 feet to a point;
- 4) S 25°47'43" E, 521.83 feet to a point;

F# 8071-0402

**3.153 Acres
Sprinkle Cut-Off Road R.O.W.
Page 2 of 3**

- 5) S 23°15'32" E, 300.31 feet to a point;
- 6) S 24°00'15" E, 54.56 feet to a point;
- 7) S 29°27'45" E, 47.51 feet to a point;
- 8) S 38°13'36" E, 763.92 feet to a point;
- 9) S 14°00'03" E, 33.45 feet to a point;
- 10) S 09°29'57" W, 33.31 feet to a point;
- 11) S 32°55'20" W, 439.13 feet to a point;
- 12) S 16°45'59" W, 407.01 feet to a point;
- 13) S 06°40'26" E, 29.40 feet to a point;
- 14) S 20°40'26" E, 45.09 feet to a point;
- 15) S 34°40'26" E, 47.83 feet to a point;
- 16) S 33°03'29" E, 77.99 feet to a ½ inch diameter steel pin found at the easterly end of a curve on the southerly line of the said 380.63 acre Pioneer Austin Development Ltd tract, the same being the north line of the remainder portion of a 66 acre tract described in a deed to The Heritage Society of Austin, Inc. recorded in Volume 1674, Page 195 of the Deed Records of Travis County, Texas;

THENCE, with a curve to the left along the southerly line of the said 380.63 acre Pioneer Austin Development Ltd tract, having a central angle of 27°18'11", a radius of 330.00 feet, an arc of 157.25 feet and a chord bearing and distance of N 46°40'45" W, 155.77 feet to a point at the intersection with the west right-of-way line of Sprinkle Cut-Off Road, from which a ½ inch diameter steel pin found on the west end of said curve bears a chord bearing and distance of N 75°27'26" W, 172.23 feet;

THENCE, traversing the interior of the said 380.63 acre Pioneer Austin Development Ltd tract, along the west and south lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following fourteen (14) courses and distances:

- 1) N 20°40'26" W, 32.59 feet to a point;

F#8071-0406

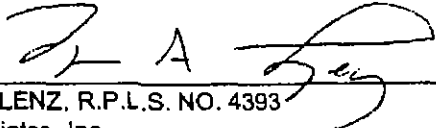
3.153 Acres

Sprinkle Cut-Off Road R.O.W.

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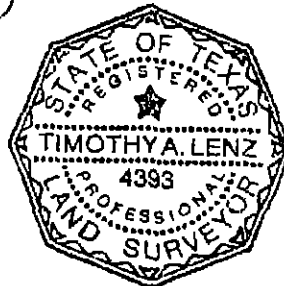
- 2) N 06°40'26" W, 42.61 feet to a point;
- 3) N 16°45'59" E, 420.99 feet to a point;
- 4) N 32°55'20" E, 436.51 feet to a point;
- 5) N 09°29'57" E, 16.70 feet to a point;
- 6) N 14°00'03" W, 16.55 feet to a point;
- 7) N 38°13'36" W, 758.40 feet to a point;
- 8) N 29°27'45" W, 52.49 feet to a point;
- 9) N 24°00'15" W, 56.72 feet to a point;
- 10) N 23°15'32" W, 299.68 feet to a point;
- 11) N 25°47'43" W, 518.17 feet to a point;
- 12) N 33°44'01" W, 47.39 feet to a point;
- 13) N 40°44'01" W, 47.56 feet to a point;
- 14) N 47°44'01" W, 633.13 feet to the **PLACE OF BEGINNING**, containing 3.153 acres of land, more or less.

BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN


TIMOTHY A. LENZ, R.P.L.S. NO. 4393

Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

SprinkleCutOff(40ftROW).doc



FIELD NOTES REVIEWED

By John H. Moore Date 6-22-2004
Engineering Support Section
Department of Public Works
and Transportation

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SCALE: 1"=100'



DESSAU ROAD

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

P.O.B.

N32°38'53"E ~ 316.51'
EAST LINE PARCEL 21-A
VOL. 11523, PG. 1017

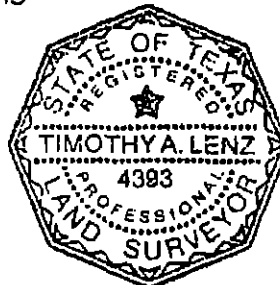
P.O.C.

STA. 184+36.37

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N32°38'53"E	40.57
L-2	S47°44'01"E	642.36
L-3	S40°44'01"E	52.45
L-4	S33°44'01"E	52.61
L-27	N33°44'01"W	47.39
L-28	N40°44'01"W	47.56
L-29	N47°44'01"W	633.13

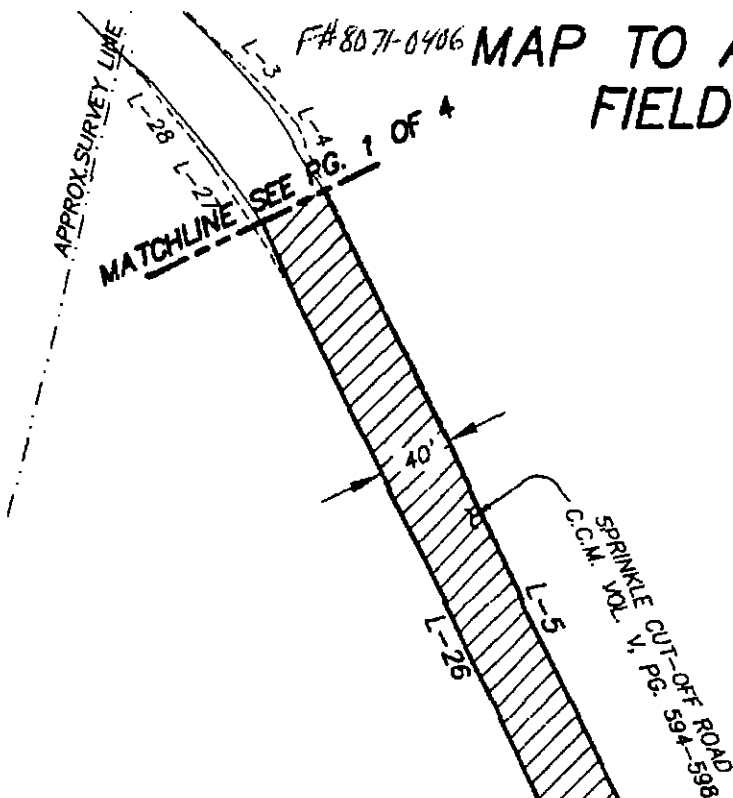


Timothy A. Lenz
5-27-04

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES



SCALE: 1"=100'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)

377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD. DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-5	S25°47'43"E	521.83
L-6	S23°15'32"E	300.31
L-7	S24°00'15"E	54.56
L-8	S29°27'45"E	47.51
L-23	N29°27'45"W	52.49
L-24	N24°00'15"W	56.72
L-25	N23°15'32"W	299.68
L-26	N25°47'43"W	518.17

PREPARED BY:

LENZ & ASSOCIATES, INC.

1714 FORT VIEW ROAD, SUITE 101

AUSTIN, TEXAS 78704

MATCHLINE SEE PG. 3 OF 4

PAGE 2 OF 4

MAP TO ACCOMPANY FIELD NOTES

F#8071-0406

380.63 AC. (GROSS AREA)

377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SCALE: 1"=100'



PIONEER AUSTIN DEVELOPMENT LTD. DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-9	S38°13'36"E	763.92
L-10	S14°00'03"E	33.45
L-11	S09°29'57"W	33.31
L-12	S32°55'20"W	439.13
L-21	N32°55'20"E	436.51
L-22	N38°13'36"W	758.40
L-30	N09°29'57"E	16.70
L-31	N14°00'03"W	16.55

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

MAP TO ACCOMPANY FIELD NOTES

F#8071-0406

SCALE: 1"=100'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.

DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

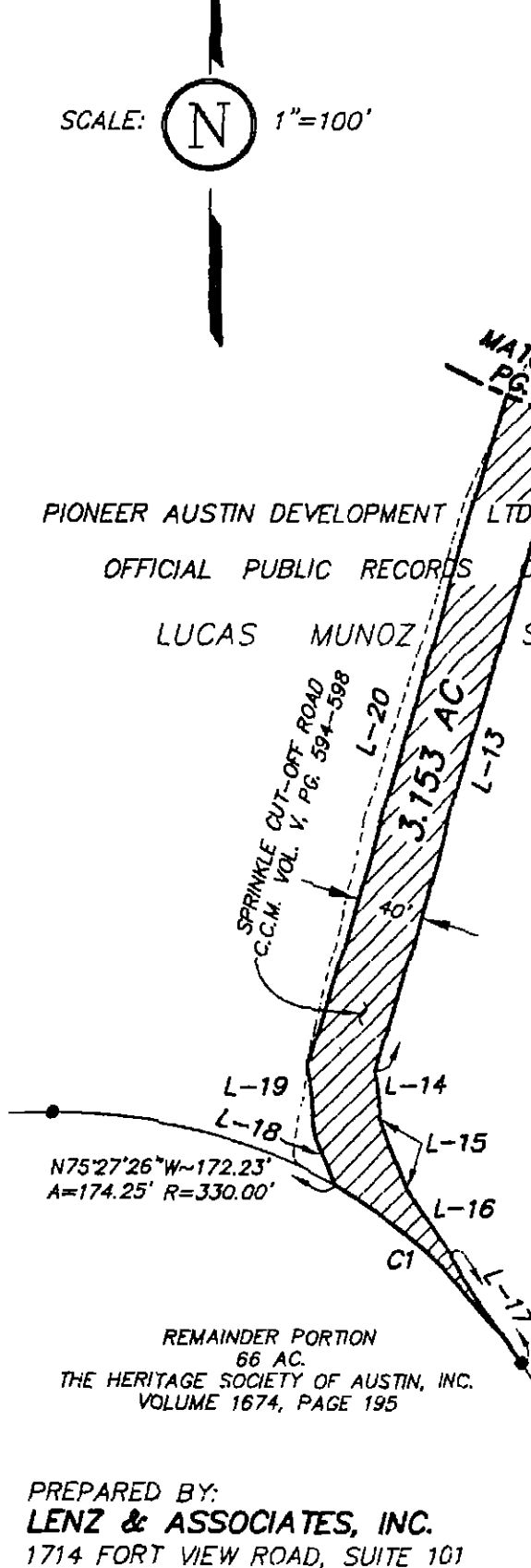
LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

380.63 AC. (GROSS AREA)

377.148 AC. (NET AREA)

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	27°18'11"	330.00	80.15	157.25	155.77	N46°40'45"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-13	S16°45'59"W	407.01
L-14	S06°40'26"E	29.40
L-15	S20°40'26"E	45.09
L-16	S34°40'26"E	47.83
L-17	S33°03'29"E	77.99
L-18	N20°40'26"W	32.59
L-19	N06°40'26"W	42.61
L-20	N16°45'59"E	420.99



REMAINDER PORTION
66 AC.
THE HERITAGE SOCIETY OF AUSTIN, INC.
VOLUME 1674, PAGE 195

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

PAGE 4 OF 4

EXHIBIT "B"

F#8071-0406 FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.102 ACRE OF LAND
THOMAS H. MAYS SURVEY NO. 84, A-562
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD – TRACT 1)

FIELD NOTES DESCRIPTION OF 0.102 ACRE OF LAND OUT OF THE THOMAS H. MAYS SURVEY NO. 84, ABSTRACT NO. 562 AND THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.102 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 357.08 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the north line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, S 47°44'01" E, a distance of 102.81 feet along the north line of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas to the **PLACE OF BEGINNING** of the herein described tract;

THENCE, traversing the interior of the said 377.148 acre tract along the east line of Sprinkle Cut-Off Road as occupied, the following eighteen (18) courses and distances:

- 1) N 42°15'59" E, 1.71 feet to a point;
- 2) S 48°19'39" E, 98.76 feet to a point;
- 3) S 47°48'52" E, 96.24 feet to a point;
- 4) S 48°21'59" E, 100.82 feet to a point;
- 5) S 48°18'39" E, 100.67 feet to a point;
- 6) S 46°21'07" E, 98.50 feet to a point;
- 7) S 45°25'41" E, 87.55 feet to a point;

F# 8071-0406

0.102 Acre

Sprinkle Cut-Off Road R.O.W.

Page 2 of 3

- 8) S 43°22'11" E, 25.14 feet to a point;
- 9) S 25°14'25" E, 97.51 feet to a point;
- 10) S 26°03'56" E, 79.70 feet to a point;
- 11) S 25°35'35" E, 101.44 feet to a point;
- 12) S 25°38'50" E, 94.41 feet to a point;
- 13) S 25°44'06" E, 97.78 feet to a point;
- 14) S 26°02'21" E, 100.16 feet to a point;
- 15) S 26°04'10" E, 67.02 feet to a point;
- 16) S 25°24'05" E, 98.01 feet to a point;
- 17) S 21°12'29" E, 100.73 feet to a point;
- 18) S 19°13'13" E, 63.19 feet to a point on the east line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, with the east and north lines of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following six (6) courses and distances:

- 1) N 24°00'17" W, 38.66 feet to a point;
- 2) N 23°15'32" W, 300.31 feet to a point;
- 3) N 25°47'43" W, 521.83 feet to a point;
- 4) N 33°44'01" W, 52.61 feet to a point;

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0.102 Acre
Sprinkle Cut-Off Road R.O.W.
Page 3 of 3

- 5) N 40°44'01" W, 52.45 feet to a point;
- 6) N 47°44'01" W, 539.55 feet to the **PLACE OF BEGINNING**, containing 0.102 acre of land, more or less.

BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN

T A Lenz

5-27-04

TIMOTHY A. LENZ, R.P.L.S. NO. 4393

Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

SprinkleCutOff(Tract1).doc



FIELD NOTES REVIEWED

By PHH MOORE Date 6-22-2004
Engineering Support Section
Department of Public Works
and Transportation

F#8571-0406

MAP TO ACCOMPANY FIELD NOTES

SCALE: 1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N42°15'59"E	1.71
L-2	S48°19'39"E	98.76
L-3	S47°48'52"E	96.24
L-4	S48°21'59"E	100.62
L-24	N47°44'01"W	539.55

DESSAU ROAD

N32°38'53"E=357.08'

40.57'

224.77'

S47°44'01"E=102.81'

P.O.B.

EAST LINE PARCEL 21-A VOL. 11525, PG. 1017

P.O.C. STA. 184+36.37



Timothy A. Lenz
5-27-04

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

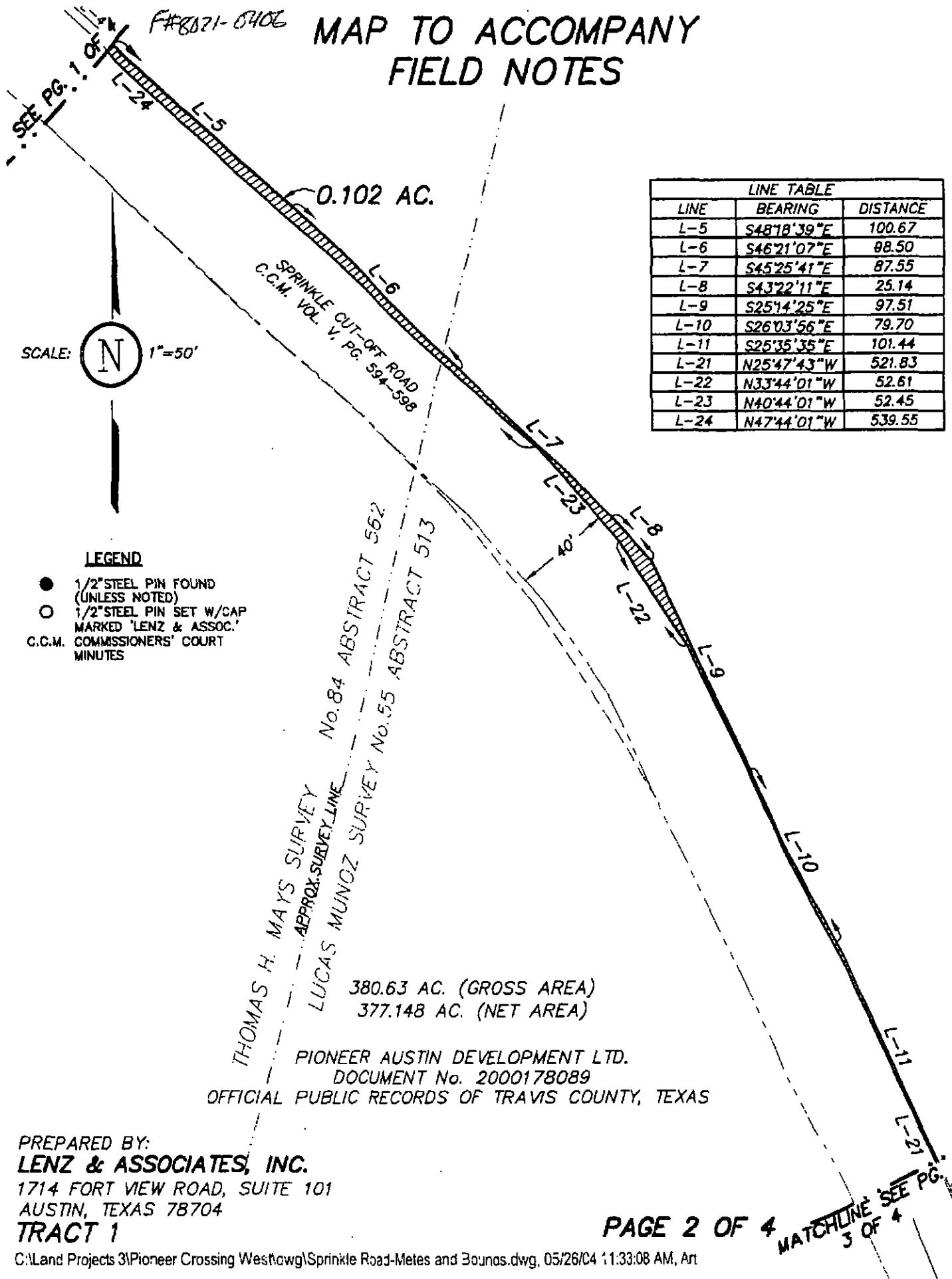
PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 1

PAGE 1 OF 4

MATCHLINE SEE PG. 2 OF 4

MAP TO ACCOMPANY FIELD NOTES

F#8071-0406



LINE TABLE		
LINE	BEARING	DISTANCE
L-5	S48°18'39"E	100.67
L-6	S46°21'07"E	88.50
L-7	S45°25'41"E	87.55
L-8	S43°22'11"E	25.14
L-9	S25°14'25"E	97.51
L-10	S26°03'56"E	79.70
L-11	S25°35'35"E	101.44
L-21	N25°47'43"W	521.83
L-22	N33°44'01"W	52.61
L-23	N40°44'01"W	52.45
L-24	N47°44'01"W	539.55

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

THOMAS H. MAYS SURVEY
APPROX. SURVEY LINE No. 84 ABSTRACT 562
LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 1

PAGE 2 OF 4

MATCHLINE SEE PG. 3 OF 4

MAP TO ACCOMPANY FIELD NOTES

F# 8071-0406

SEE PG. 2 OF 4



LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 1, PG. 584-588

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LINE TABLE		
LINE	BEARING	DISTANCE
L-12	S25°38'50"E	94.41
L-13	S25°44'06"E	97.78
L-14	S26°02'21"E	100.16
L-15	S26°04'10"E	67.02
L-16	S25°24'05"E	98.01
L-20	N23°15'32"W	300.31
L-21	N25°47'43"W	521.83

PIONEER AUSTIN DEVELOPMENT LTD. DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 1

MATCHLINE SEE PG. 4 OF 4

PAGE 3 OF 4

MAP TO ACCOMPANY FIELD NOTES

F# 8071-0406

SCALE: 1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD. DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

MATCHLINE SEE PG.
3 OF 4

0.102 AC.

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-17	S21°12'29"E	100.73
L-18	S19°13'13"E	63.19
L-19	N24°00'17"W	38.66
L-20	N23°15'32"W	300.31

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 1

PAGE 4 OF 4

FA#8071-0706

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.003 ACRE OF LAND
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 2)

FIELD NOTES DESCRIPTION OF 0.003 ACRE OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.003 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 357.08 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the north line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, along the north and east lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following seven (7) courses and distances:

- 1) S 47°44'01" E, 642.36 feet to a point;
- 2) S 40°44'01" E, 52.45 feet to a point;
- 3) S 33°44'01" E, 52.61 feet to a point;
- 4) S 25°47'43" E, 521.83 feet to a point;
- 5) S 23°15'32" E, 300.31 feet to a point;
- 6) S 24°00'15" E, 54.56 feet to a point;
- 7) S 29°27'45" E, 43.21 feet to a point at the **PLACE OF BEGINNING** of the herein described tract;

FA#8071-0406

0.003 Acres

Sprinkle Cut-Off Road R.O.W.

Page 2 of 2

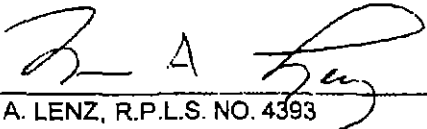
THENCE, traversing the interior of the said 377.148 acre tract along the east line of Sprinkle Cut-Off Road as occupied, the following four (4) courses and distances:

- 1) S 33°43'36" E, 1.98 feet to a point;
- 2) S 38°25'11" E, 84.53 feet to a point;
- 3) S 38°00'36" E, 133.08 feet to a point;
- 4) S 37°51'43" E, 44.21 feet to a point on the east line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, with the east line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following two (2) courses and distances:

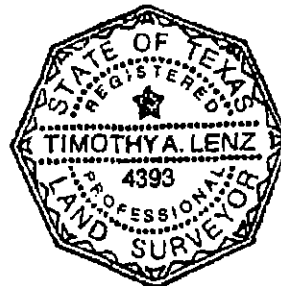
- 1) N 38°13'36" W, 259.54 feet to a point;
- 2) N 29°27'45" W, 4.30 feet to the **PLACE OF BEGINNING**, containing 0.003 acre of land, more or less.

BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN


TIMOTHY A. LENZ, R.P.L.S. NO. 4393

Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

SprinkleCutOff(Tract2).doc



FIELD NOTES REVIEWED

By John Moore Date 6-22-2004
Engineering Support Section
Department of Public Works
and Transportation

FW 8071-0406

MAP TO ACCOMPANY FIELD NOTES

DESSAU ROAD

BRAKER LANE
PIONEER CROSSING WEST SECTION ONE
DOCUMENT No. 200200301

ABSTRACT 562

P.O.C.
STA. 184+36.37

EAST LINE PARCEL 21-A
VOL. 11523, PG. 1017

SCALE: 1"=50'



THOMAS H. MAYS SURVEY No. 84

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598
S47°47'01"E-642.36'

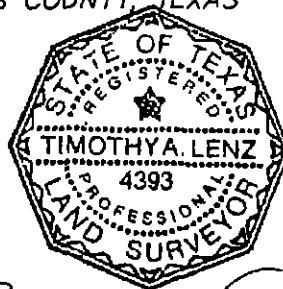
MATCHLINE SEE PG. 12 OF 5

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES



Timothy A. Lenz
5-27-04

PAGE 1 OF 5

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 2

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

MATCHLINE SEE PG. 1 OF 5

S47°44'01"E~642.36'
SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

40'

ABSTRACT 562
ABSTRACT 513

SCALE:



1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THOMAS H. MAYS SURVEY No. 84
LUCAS MUNOZ SURVEY No. 55

S40°44'01"E
52.45'

S33°44'01"E
52.61'

S25°47'43"E~521.83'

MATCHLINE SEE PG. 4 OF 5

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 2

MATCHLINE SEE
PG. 2 OF 5

MAP TO ACCOMPANY FIELD NOTES

F#8071-0706

SCALE:



1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY

40'

S25°47'33"E 321.83'

380.63 AC. (GROSS AREA) T20.55
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 385-588

ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 2

C:\Land Projects 3\Pioneer Crossing West\dwg\Sprinkle Road-Metes and Bouns.dwg, 05/26/04 11:44:29 AM, Art

SEE PG. 4 OF 5
PAGE 3 OF 5

FW 8071-CY06 MAP TO ACCOMPANY
FIELD NOTES

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

SEE PG.
OF 5

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

S23°15'32"E~300.51'
C.C.M. VOT.
SPRINKLE CUT-OFF ROAD
PG. 594-598

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SEE PG. 5 OF 5

P.O.B.

S29°27'45"E~43.21'

PAGE 4 OF 5

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 2

MAP TO ACCOMPANY FIELD NOTES

SCALE:  1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED "LENZ & ASSOC."
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S33°43'36"E	1.08
L-2	S38°25'11"E	84.53
L-3	S38°00'36"E	133.08
L-4	S37°51'43"E	44.21
L-5	N38°13'36"W	259.54
L-6	N29°27'45"W	4.30

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

TRACT 2

PAGE 5 OF 5

F#0071-0906 **FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.078 ACRE OF LAND
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 3)**

FIELD NOTES DESCRIPTION OF 0.078 ACRE OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.078 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 357.08 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the north line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, along the north and east lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following nine (9) courses and distances:

- 1) S 47°44'01" E, 642.36 feet to a point;
- 2) S 40°44'01" E, 52.45 feet to a point;
- 3) S 33°44'01" E, 52.81 feet to a point;
- 4) S 25°47'43" E, 521.83 feet to a point;
- 5) S 23°15'32" E, 300.31 feet to a point;
- 6) S 24°00'15" E, 54.56 feet to a point;
- 7) S 29°27'45" E, 47.51 feet to a point;
- 8) S 38°13'36" E, 763.92 feet to a point;
- 9) S 14°00'03" E, 2.71 feet to the **PLACE OF BEGINNING** of the herein described tract;

0.078 Acres
Sprinkle Cut-Off Road R.O.W.
Page 2 of 2

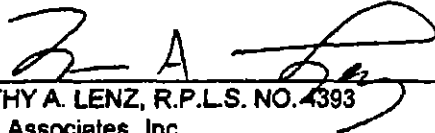
THENCE, traversing the interior of the said 377.148 acre tract along the east line of Sprinkle Cut-Off Road as occupied, the following five (5) courses and distances:

- 1) S 48°29'21" E, 45.57 feet to a point;
- 2) S 32°35'34" W, 106.53 feet to a point;
- 3) S 36°45'01" W, 88.82 feet to a point;
- 4) S 32°44'50" W, 254.46 feet to a point;
- 5) N 57°04'40" W, 4.82 feet to a point on the east line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

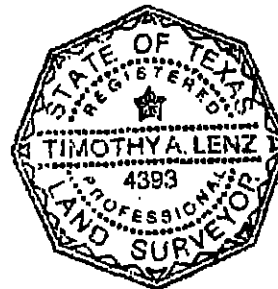
THENCE, with the east line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following three (3) courses and distances:

- 1) N 32°55'20" E, 404.85 feet to a point;
- 2) N 09°29'57" E, 33.31 feet to a point;
- 3) N 14°00'03" W, 30.74 feet to the PLACE OF BEGINNING, containing 0.078 acre of land, more or less.

BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

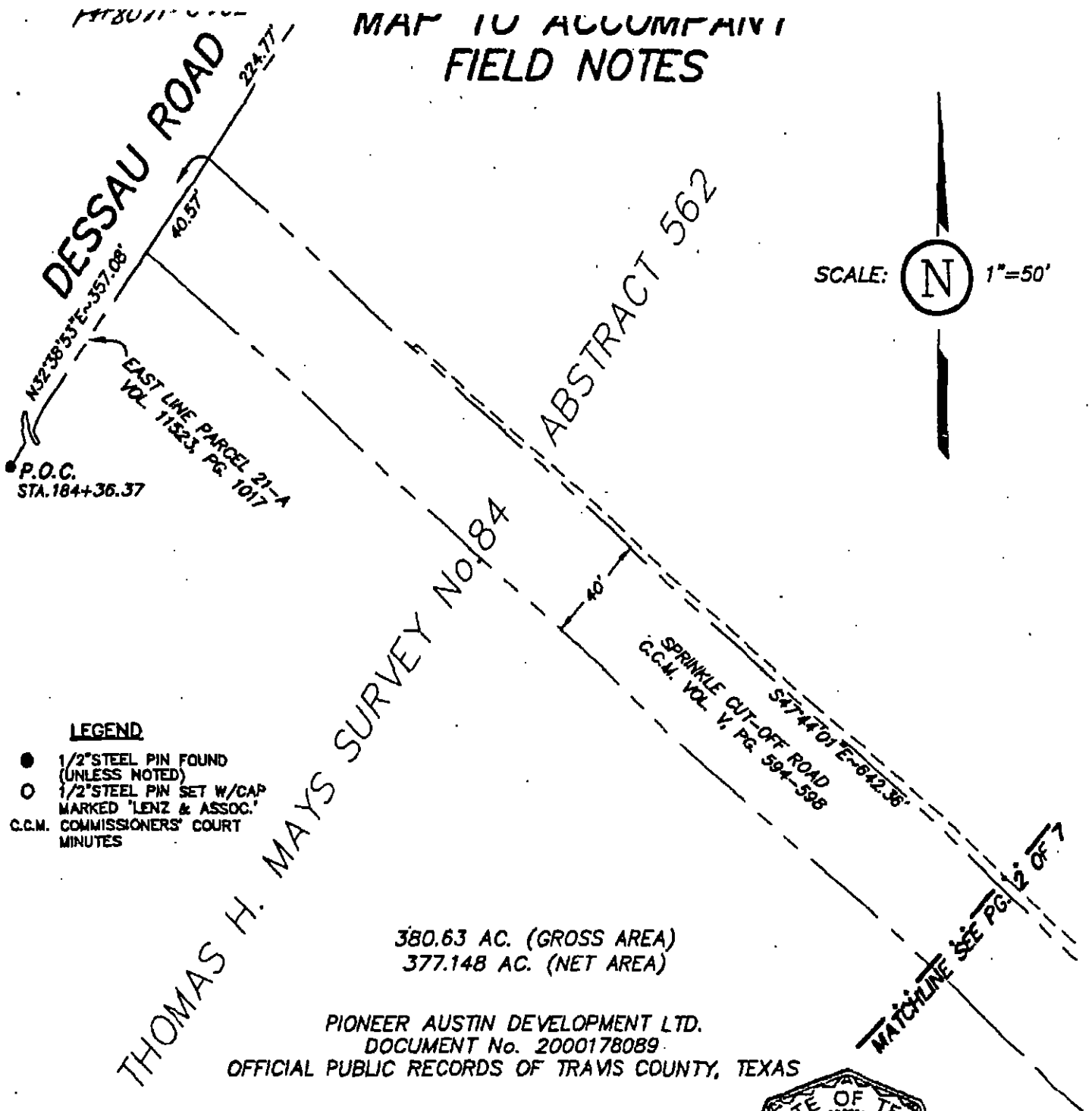
SprinkleCutOff(Tract3).doc



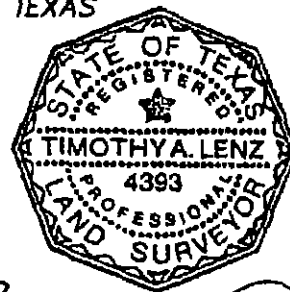
FIELD NOTES REVIEWED

By John Moore Date 6-25-2004
Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY FIELD NOTES



SCALE: 1"=50'



Timothy A. Lenz
 5-27-04

PAGE 1 OF 7

PREPARED BY:
LENZ & ASSOCIATES, INC.
 1714 FORT VIEW ROAD, SUITE 101
 AUSTIN, TEXAS 78704
TRACT 3

F#8021-0406

MAP TO ACCOMPANY FIELD NOTES

MATCHLINE SEE PG. 1 OF 7

S47°44'01"E-642.36'
SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

40'

ABSTRACT 562
ABSTRACT 513

SCALE: 1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THOMAS H. MAYS SURVEY No. 84
LUCAS MUNOZ SURVEY No. 55

S40°44'01"E
52.45'

S33°44'01"E
52.61'

S55°17'35"E-521.83'

MATCHLINE SEE PG. 3 OF 7

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

PAGE 2 OF 7

F#8071-010 MATCHLINE SEE
PG. 2 OF 7

MAP TO ACCOMPANY FIELD NOTES

SCALE:



1"=50'

LEGEND

- 1/2" STEEL PIN FOUND
(UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP
MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT
MINUTES

LUCAS MUNOZ SURVEY

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

ABSTRACT 513

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 1, PG. 594-598

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

C:\Land Projects 3\Pioneer Crossing West\dwg\Sprinkle Road-Metas and Bounds.dwg, 05/26/04 12:49:21 PM, Art

SEE PG. 4 OF 7
PAGE 3 OF 7

MAP TO ACCOMPANY
FIELD NOTES

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SEE PG. 7
OF 7

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

40'

S23°15'32"E~300.51'

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

SPRINKLE
C.C.M. VOL. 1, PG. 594-598
S24°00'15"E~34.58'

SEE PG. 6 OF 7

S29°27'45"E~47.51'

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

PAGE 4 OF 7

F#8071-0402 **MAP TO ACCOMPANY
FIELD NOTES**

SCALE:  1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

PAGE 5 OF 7

MAP TO ACCOMPANY
FIELD NOTES

F#8071-0406

SCALE: 1"=50'



380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT NO. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 504-508

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

PAGE 6 OF 7

F# 8071-0406

MAP TO ACCOMPANY FIELD NOTES

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SEE PG. 6 OF 7

S36°13'36"E
763.92'

S14°00'03"E ~ 2.71'

P.O.B.

0.078 AC.

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S48°29'21"E	45.57
L-2	S32°35'34"W	106.53
L-3	S36°45'01"W	88.82
L-4	S32°44'50"W	254.46
L-5	N57°04'40"W	4.82
L-6	N32°55'20"E	404.85
L-7	N09°29'57"E	33.31
L-8	N14°00'03"W	30.74

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 3

PAGE 7 OF 7

F#8071-0406

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.014 ACRE OF LAND
THOMAS H. MAYS SURVEY NO. 84, A-562
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 7)**

FIELD NOTES DESCRIPTION OF 0.014 ACRE OF LAND OUT OF THE THOMAS H. MAYS SURVEY NO. 84, ABSTRACT NO. 562 AND THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.014 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 316.51 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the south line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, S 47°44'01" E, a distance of 388.03 feet along the south line of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas to the PLACE OF BEGINNING of the herein described tract;

THENCE, along the south and west right-of-way line of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following four (4) courses and distances:

- 1) S 47°44'01" E, 245.10 feet to a point;
- 2) S 40°44'01" E, 47.56 feet to a point;
- 3) S 33°44'01" E, 47.39 feet to a point;
- 4) S 25°47'43" E, 48.43 feet to a point;

THENCE, traversing the interior of the said 377.148 acre tract along the west and south lines of Sprinkle Cut-Off Road as occupied, the following six (6) courses and distances:

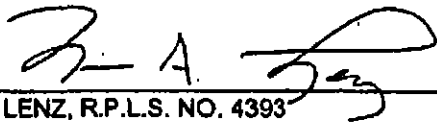
- 1) N 32°02'25" W, 90.12 feet to a point;

F# 8071-0402

0.014 Acre
Sprinkle Cut-Off Road
Page 2 of 2

- 2) N 30°59'13" W, 6.53 feet to a point;
- 3) N 39°46'04" W, 56.21 feet to a point;
- 4) N 46°03'10" W, 31.81 feet to a point;
- 5) N 47°48'22" W, 98.48 feet to a point;
- 6) N 47°27'37" W, 104.25 feet to a the PLACE OF BEGINNING containing 0.014 acre of land, more or less;

**BASIS OF BEARINGS - TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
1983 HARN**

 5-27-04

TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

SprinkleCutOff(Tract7).doc

FIELD NOTES REVIEWED
By CHU MOORE Date 6-22-2004
Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY
FIELD NOTES

SCALE: 1"=50'



DESSAU ROAD

N32°38'53"E-316.51'
EAST LINE PARCEL 21-A
VOL. 11523, PG. 1017
P.O.C.
STA. 184+38.37

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

THOMAS H. MAYS SURVEY No. 84 ABSTRACT 562



Timothy A. Lenz
5-27-04

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

THOMAS H. MAYS SURVEY

380.63 AC. (GROSS AREA)

377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 7

PAGE 1 OF 2

P.O.B. SEE PG. 2 OF 2
MATCHLINE

MAP TO ACCOMPANY
FIELD NOTES

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S47°44'01"E	245.10
L-2	S40°44'01"E	47.56
L-3	S33°44'01"E	47.39
L-4	S25°47'43"E	48.43
L-5	N32°02'25"W	80.12
L-6	N30°59'13"W	6.53
L-7	N39°46'04"W	56.21
L-8	N46°03'10"W	31.81
L-9	N47°48'22"W	98.48
L-10	N47°27'37"W	104.25

380.63 AC.

377.148 AC.

(GROSS AREA)

(NET AREA)

0.014 AC.

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 7

PAGE 2 OF 2

F#8071-0406

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.313 ACRE OF LAND
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 6)**

FIELD NOTES DESCRIPTION OF 0.313 ACRE OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.313 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 316.51 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the south line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, along the south and west lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following six (6) courses and distances:

- 1) S 47°44'01" E, 633.13 feet to a point;
- 2) S 40°44'01" E, 47.56 feet to a point;
- 3) S 33°44'01" E, 47.39 feet to a point;
- 4) S 25°47'43" E, 518.17 feet to a point;
- 5) S 23°15'32" E, 299.69 feet to a point;
- 6) S 24°00'15" E, 27.65 feet to a point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, continuing along the west lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following six (6) courses and distances:

- 1) S 24°00'15" E, 29.07 feet to a point;
- 2) S 29°27'45" E, 52.49 feet to a point;

F#8071-0406

0.313 Acre

Sprinkle Cut-Off Road R.O.W.

Page 2 of 3

- 3) S 38°13'36" E, 758.40 feet to a point;
- 4) S 14°00'03" E, 16.54 feet to a point;
- 5) S 09°29'57" W, 16.70 feet to a point;
- 6) S 32°55'20" W, 419.51 feet to a point;

THENCE, traversing the interior of the said 377.148 acre tract along the west line of Sprinkle Cut-Off Road as occupied, the following seventeen (17) courses and distances:

- 1) N 23°57'57" E, 9.67 feet to a point;
- 2) N 31°07'44" E, 93.15 feet to a point;
- 3) N 23°27'58" E, 57.71 feet to a point;
- 4) N 28°08'28" E, 106.38 feet to a point;
- 5) N 20°44'56" E, 86.23 feet to a point;
- 6) N 17°08'19" E, 111.62 feet to a point;
- 7) N 41°20'19" W, 23.37 feet to a point;
- 8) N 37°49'19" W, 94.92 feet to a point;
- 9) N 36°05'35" W, 51.82 feet to a point;
- 10) N 38°18'56" W, 54.36 feet to a point;
- 11) N 38°04'40" W, 102.19 feet to a point;
- 12) N 38°05'34" W, 92.53 feet to a point;
- 13) N 37°51'42" W, 68.96 feet to a point;
- 14) N 37°45'05" W, 133.08 feet to a point;
- 15) N 37°53'27" W, 99.11 feet to a point;

F#8671-0406

0.313 Acre

Sprinkle Cut-Off Road R.O.W.

Page 3 of 3

16) N 40°01'46" W, 11.36 feet to a point;

17) N 20°46'42" W, 57.81 feet to the PLACE OF BEGINNING, containing 0.313 acres of land,
more or less.

**BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
1983 HARN**

T A Lenz 5-27-04

TIMOTHY A. LENZ, R.P.L.S. NO. 4393

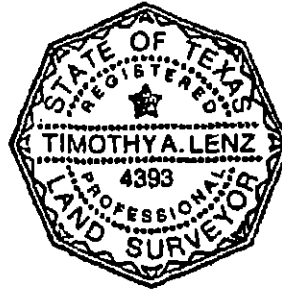
Lenz & Associates, Inc.

1714 Fort View Road, Suite 101

Austin, Texas 78704

(512) 443-1174

SprinkleCutOff(Tract8).doc

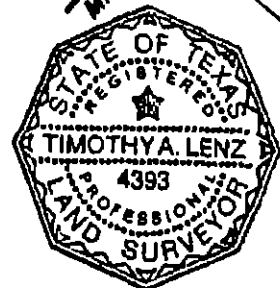
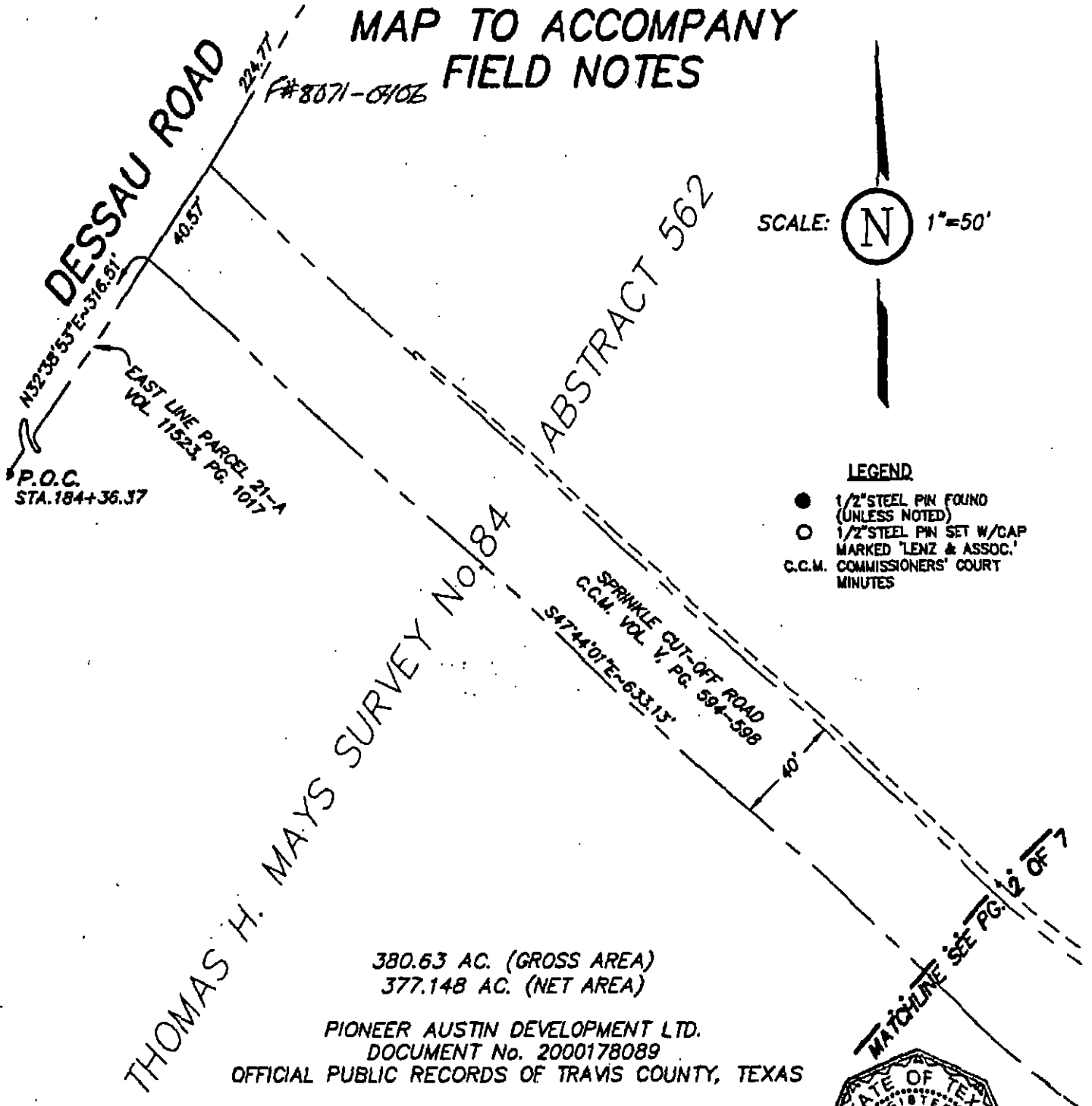


FIELD NOTES REVIEWED

By JHL Moore Date 6-25-2004

Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY FIELD NOTES



Timothy A. Lenz
5-27-04

PAGE 1 OF 7

PREPARED BY:
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1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 6

FF#8071-04/06

MAP TO ACCOMPANY FIELD NOTES

MATCHLINE SEE PG. 1 OF 7

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598
S47°44'01"E ~ 633.13'

40'

ABSTRACT 562
ABSTRACT 513

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No: 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THOMAS H. MAYS SURVEY No. 84
LUCAS MUNOZ SURVEY No. 55

S40°44'01"E
47.56'

S33°44'01"E
47.39'

S25°17'43"E ~ 518.17'

MATCHLINE SEE PG. 3 OF 7

PREPARED BY:
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1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 6

PAGE 2 OF 7

F#8071-0406 MATCHLINE SEE PG. 2 OF 7

MAP TO ACCOMPANY FIELD NOTES

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY NO. 55
S25°47'53"E-518.17'

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 1, PG. 594-598

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 6

F#8071-0402 **MAP TO ACCOMPANY
FIELD NOTES**

SCALE:



1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SEE PG. 3 OF 7

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 1, PG. 584-588
S321.532°E~2886.9'

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 515

40'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)
PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SEE PG. 5 OF 7

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 6

PAGE 4 OF 7

MAP TO ACCOMPANY FIELD NOTES

SCALE:  1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAF MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S24°00'15"E	28.07
L-2	S29°27'45"E	52.49
L-3	S38°13'36"E	758.40
L-19	N37°51'42"W	68.96
L-20	N37°45'05"W	133.08
L-21	N37°53'27"W	99.11
L-22	N40°01'46"W	11.36
L-23	N20°46'42"W	57.81

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1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

TRACT 6

PAGE 5 OF 7

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

380.63 AC. (GROSS AREA)

377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

0.313 AC.

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

LUCAS MUNOZ SURVEY NO. 55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	S38°13'36"E	758.40
L-12	N17°08'19"E	111.62
L-13	N41°20'19"W	23.37
L-14	N37°49'19"W	94.92
L-15	N36°05'35"W	51.82
L-16	N38°18'56"W	54.36
L-17	N38°04'40"W	102.19
L-18	N38°05'34"W	92.53
L-19	N37°51'42"W	68.96

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LENZ & ASSOCIATES, INC.

1714 FORT VIEW ROAD, SUITE 101

AUSTIN, TEXAS 78704

TRACT 6

PAGE 6 OF 7

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SCALE:



1"=50'

SEE PG. 6 OF 7

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

0.313 AC.

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	S38°13'36"E	758.40
L-4	S14°00'03"E	18.54
L-5	S09°29'37"W	18.70
L-6	S32°55'20"W	419.51
L-7	N23°57'57"E	9.67
L-8	N31°07'44"E	93.15
L-9	N23°27'58"E	57.71
L-10	N29°08'29"E	106.38
L-11	N20°44'56"E	86.23
L-12	N17°08'19"E	111.62

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 584-588

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
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1714 FORT MEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 6

PAGE 7 OF 7

F#8071-07106

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.058 ACRE OF LAND
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 5)

FIELD NOTES DESCRIPTION OF 0.058 ACRE OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.058 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 316.51 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the south line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, along the south and west lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following twelve (12) courses and distances:

- 1) S 47°44'01" E, 633.13 feet to a point;
- 2) S 40°44'01" E, 47.56 feet to a point;
- 3) S 33°44'01" E, 47.39 feet to a point;
- 4) S 25°47'43" E, 518.17 feet to a point;
- 5) S 23°15'32" E, 299.68 feet to a point;
- 6) S 24°00'15" E, 56.72 feet to a point;
- 7) S 29°27'45" E, 52.49 feet to a point;
- 8) S 38°13'36" E, 758.40 feet to a point;
- 9) S 14°00'03" E, 16.54 feet to a point;
- 10) S 09°29'57" W, 16.70 feet to a point;
- 11) S 32°55'20" W, 436.51 feet to a point;

FW 8071-0406

0.058 Acre

Sprinkle Cut-Off Road R.O.W.

Page 2 of 2

12) S 16°45'59" W, 21.12 feet to a point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, S 16°45'59" W, a distance of 398.74 feet, continuing along the west right-of-way line of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas to a point;

THENCE, traversing the interior of the said 377.148 acre tract along the west line of Sprinkle Cut-Off Road as occupied, the following five (5) courses and distances:

- 1) N 08°55'23" E, 22.06 feet to a point;
- 2) N 13°38'46" E, 130.11 feet to a point;
- 3) N 18°09'32" E, 105.22 feet to a point;
- 4) N 18°12'03" E, 102.47 feet to a point;
- 5) N 23°58'03" E, 39.65 feet to the **PLACE OF BEGINNING**, containing 0.058 acre of land, more or less.

BASIS OF BEARINGS - TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN

T A Lenz 5-27-04
TIMOTHY A. LENZ, R.P.L.S. NO. 4393

Lenz & Associates, Inc.

1714 Fort View Road, Suite 101

Austin, Texas 78704

(512) 443-1174

SprinkleCutOff(Tract5).doc



FIELD NOTES REVIEWED

By *CHH MacRae* Date *5-22-2004*

Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY FIELD NOTES

F#8071-0402

DESSAU ROAD
N32°38'53"E-316.51'
224.77
40.57
EAST LINE PARCEL 21-A
VOL. 11523, PG. 1017
P.O.C.
STA. 184+36.37

ABSTRACT 562

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

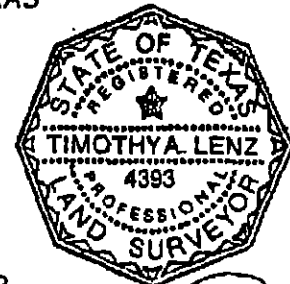
THOMAS H. MAYS SURVEY No. 84

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598
S47°44'01"E-633.13'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

MATCHLINE SEE PG. 12 OF 8



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1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

Timothy A. Lenz
5-27-04

PAGE 1 OF 8

F#857-0406

MAP TO ACCOMPANY FIELD NOTES

MATCHLINE SEE PG. 1 OF 8

SCALE:



1"=50'

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598
S 47° 44' 01" E ~ 633.13'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

PAGE 2 OF 8

THOMAS H. MAYS SURVEY No. 84
— APPROX. SURVEY LINE —
LUCAS MUNOZ SURVEY No. 55

ABSTRACT 562
ABSTRACT 513

S 40° 44' 01" E
47.56'

S 33° 44' 01" E
47.39'

S 25° 47' 43" E ~ 518.17'

MATCHLINE SEE PG. 3 OF 8

FW 8071-0906
MATCHLINE SEE
PG. 2 OF 8

MAP TO ACCOMPANY FIELD NOTES

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY

SS 55° 17' 43" E-518.17

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.

DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. NO. 101 PG. 564-568

ABSTRACT 513

PREPARED BY:

LENZ & ASSOCIATES, INC.

1714 FORT VIEW ROAD, SUITE 101

AUSTIN, TEXAS 78704

TRACT 5

C:\Land Projects 3\Pioneer Crossing West\dwg\Sprinkle Road-Metes and Bounds.dwg, 05/26/04 04:50:24 PM, Ar

SEE PG. 4 OF 8

PAGE 3 OF 8

F#8071-0402 **MAP TO ACCOMPANY
FIELD NOTES**

S55°17'45"E~518.17'

SEE PG. 3 OF 8

SPRINKLE
C.C.M. VOL. PG. 594-598
OUT-OFF ROAD

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

SCALE:  1"=50'

40'
PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SEE PG. 5 OF 8

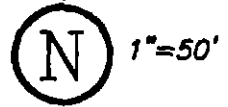
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LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

PAGE 4 OF 8

~~F#8571-0906~~ **MAP TO ACCOMPANY
FIELD NOTES**

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SCALE:



1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

PAGE 5 OF 8

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SEE PG. 3 OF 8

SCALE:  1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT NO. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

SEE PG. 7 OF 8

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

TRACT 5

PAGE 6 OF 8

F#8571-8106

MAP TO ACCOMPANY FIELD NOTES

SEE PG. 6 OF 8

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND
(UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP
MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT
MINUTES

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

PAGE 7 OF 8

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

P.O.B.

SEE PG. 7 OF 8

S16°45'59"W-21.12'

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

L-6

L-5

40'

L-4

L-7

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

0.058 AC.

L-3

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

L-2

S16°45'59"W-1.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S16°45'59"W	398.74
L-2	N08°55'23"E	22.08
L-3	N13°38'48"E	130.11
L-4	N18°09'32"E	105.22
L-5	N18°12'03"E	102.47
L-6	N23°58'03"E	39.65

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 5

PAGE 8 OF 8

F#8071-0406

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
0.015 ACRE OF LAND
LUCAS MUNOZ SURVEY NO. 55, A-513
TRAVIS COUNTY, TEXAS
(SPRINKLE CUT-OFF ROAD - TRACT 4)**

FIELD NOTES DESCRIPTION OF 0.015 ACRE OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN TRACT CALLED 377.148 ACRES NET AREA (EXCLUDING THE EXISTING SPRINKLE CUT-OFF ROAD RIGHT-OF-WAY AND EXISTING CEMETERY AND CEMETERY ROAD), AS DESCRIBED IN A DEED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.015 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch diameter steel pin found on the east right-of-way line of Dessau Road, the same being the east line of Parcel 21A described in a right-of-way deed to Travis County, Texas recorded in Volume 11523, Page 1017 of the Real Property Records of Travis County, Texas, called to be 60.00 feet right of engineers centerline station 184+36.37 for Dessau Road;

THENCE, N 32°38'53" E, a distance of 316.51 feet along the east right-of-way line of Dessau Road and the said Parcel 21A to the intersection with the south line of Sprinkle Cut-Off Road right-of-way (40 feet wide) as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas;

THENCE, along the south and west lines of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following thirteen (13) courses and distances:

- 1) S 47°44'01" E, 633.13 feet to a point;
- 2) S 40°44'01" E, 47.56 feet to a point;
- 3) S 33°44'01" E, 47.39 feet to a point;
- 4) S 25°47'43" E, 518.17 feet to a point;
- 5) S 23°15'32" E, 299.68 feet to a point;
- 6) S 24°00'15" E, 56.72 feet to a point;
- 7) S 29°27'45" E, 52.49 feet to a point;
- 8) S 38°13'36" E, 758.40 feet to a point;
- 9) S 14°00'03" E, 16.54 feet to a point;
- 10) S 09°29'57" W, 16.70 feet to a point;
- 11) S 32°55'20" W, 436.51 feet to a point;

0.015 Acre
Sprinkle Cut-Off Road R.O.W.
Page 2 of 2

12) S 16°45'59" W, 420.99 feet to a point;

13) S 06°40'26" E, 0.57 feet to a point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, continuing along the west line of Sprinkle Cut-Off Road as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas, the following two (2) courses and distances:

1) S 06°40'26" E, 42.04 feet to a point;

2) S 20°40'26" E, 32.59 feet to a point at the intersection with a curving south line of the said Pioneer Austin Development Ltd. tract and north line of a remainder portion of that certain 66 acre tract described in a deed to The Heritage Society of Austin, Inc. recorded in Volume 1674, Page 195 of the Deed Records of Travis County, Texas, from which a ½ inch diameter steel pin found at the east end of curve bears S 46°40'45" E, a chord distance of 155.77 feet;

THENCE, with the a south line of the said 377.148 acre Pioneer Austin Development Ltd. tract, along a curve to the left, having a central angle of 03°10'39", a radius of 330.00 feet, an arc of 18.30 feet and a chord bearing and distance of N 61°55'10" W, 18.30 feet to a point at the intersection with the west line of Sprinkle Cut-Off Road as occupied, from which a ½ inch diameter steel pin found at the west end of curve bears N 77°02'46" W, a chord distance of 154.50 feet;

THENCE, traversing the interior of the said 377.148 acre tract along the west line of Sprinkle Cut-Off Road as occupied, the following three (3) courses and distances:

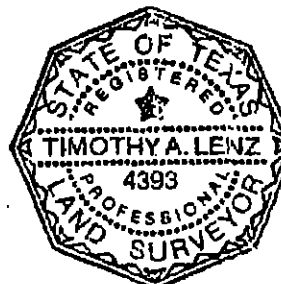
1) N 56°36'10" W, 8.09 feet to a point;

2) N 24°31'38" W, 5.00 feet to a point;

3) N 08°55'47" E, 55.30 feet to the **PLACE OF BEGINNING**, containing 0.015 acre of land, more or less.

BASIS OF BEARINGS - TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 1983 HARN


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174



SprinkleCutOff(Tract4).doc

FIELD NOTES REVIEWED
By JOHN MOORE Date 5-25-2004
Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY FIELD NOTES

F#8071-04106

DESSAU ROAD

224.77

N12°38'53"E-516.51'

EAST LINE PARCEL 21-A
VOL. 11523, PG. 1017

P.O.C.
STA. 184+36.37

ABSTRACT 562

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

THOMAS H. MAYS SURVEY No. 84

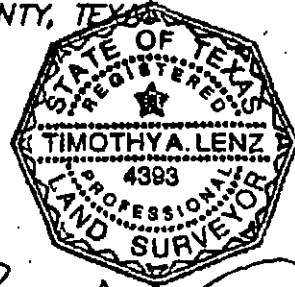
SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 11, PG. 594-598
S47°41'D1'E-633.13'

40'

MATCHLINE SEE PG. 12 OF 9

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



Timothy A. Lenz
5-27-04

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

PAGE 1 OF 9

FILE # 8071-0406

MAP TO ACCOMPANY FIELD NOTES

MATCHLINE SEE PG. 1 OF 9

SCALE:



1"=50'

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598
S47°44'01"E ~ 633.13'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

PAGE 2 OF 9

THOMAS H. MAYS SURVEY No. 84
APPROX. SURVEY LINE
LUCAS MUNOZ SURVEY No. 55

ABSTRACT 562
ABSTRACT 513

S40°44'01"E
47.56'
S33°44'01"E
47.39'

S25°47'43"E ~ 518.17'

40'

MATCHLINE SEE PG. 3 OF 9

F# 8071-0406

WATCHLINE SEE
PG. 2 OF 9

MAP TO ACCOMPANY FIELD NOTES

SCALE:



1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY No. 55
S23°17'33"E-518.17'

40'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE OUT-OF-ROAD
C.C.M. VOL. 1, PG. 594-598

ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

C:\Land Projects 3\Pioneer Crossing West\dwg\Sprinkle Road-Metes and Bounds.dwg, 05/26/04 04:22:28 PM, Art

SEE PG. 4 OF 9
PAGE 3 OF 9

MAP TO ACCOMPANY
FIELD NOTES

FA#8071-0406

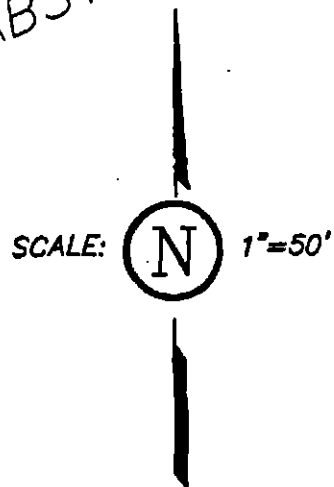
S25°17'43"E~518.17'

SEE PG. 3 OF 9

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. 1, PG. 594-598
S25°15'32"E~299.85'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513



PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SEE PG. 5 OF 9

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

PAGE 4 OF 9

#8071-0402
**MAP TO ACCOMPANY
FIELD NOTES**

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SCALE: 1"=50'



380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

TRACT 4

PAGE 5 OF 9

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SEE PG. 5 OF 9

SCALE:



1"=50'

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT NO. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

LUCAS MUNOZ SURVEY NO. 55 ABSTRACT 513

SEE PG. 7 OF 9

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AUSTIN, TEXAS 78704
TRACT 4

PAGE 6 OF 9

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES

SEE PG. 6 OF 9

SCALE: 1"=50'



LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

S14°00'03"E
18.54'

S09°29'57"W
16.70'

40'

S32°55'20"W 438.51'

LUCAS MUNOZ SURVEY No.55 ABSTRACT 513

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PREPARED BY:
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1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

PAGE 7 OF 9

MAP TO ACCOMPANY FIELD NOTES

FW 8071-0406

SCALE:  1"=50'

LEGEND

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- C.C.M. COMMISSIONERS' COURT MINUTES

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

LUCAS MUNOZ SURVEY No. 55 ABSTRACT 513

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

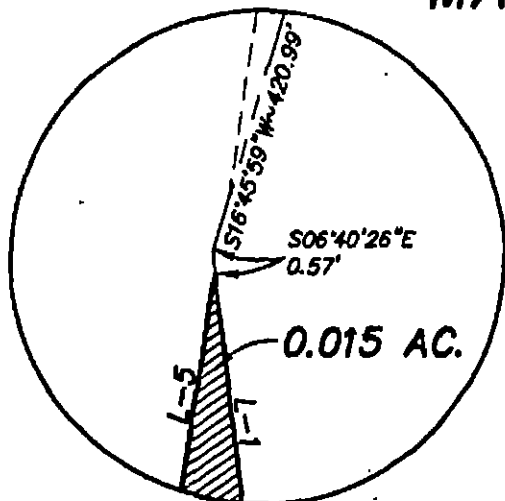
SEE PG. 9 OF 9

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AUSTIN, TEXAS 78704
TRACT 4

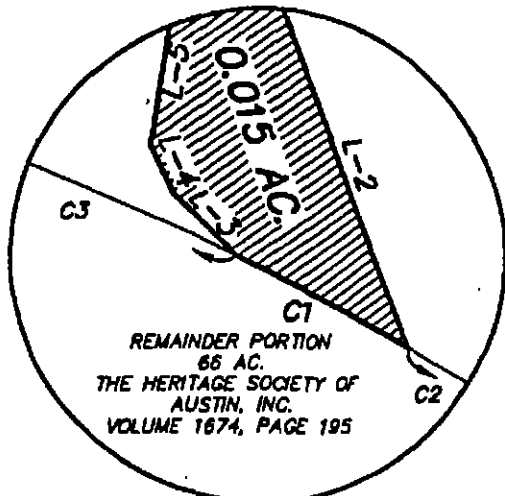
PAGE 8 OF 9

F#8071-0406

MAP TO ACCOMPANY FIELD NOTES



DETAIL 'A'-NTS



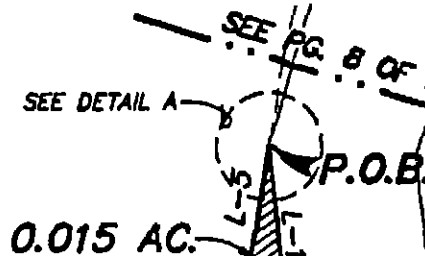
DETAIL 'B'-NTS

380.63 AC. (GROSS AREA)
377.148 AC. (NET AREA)

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SPRINKLE CUT-OFF ROAD
C.C.M. VOL. V, PG. 594-598

SCALE: 1"=50'



LEGEND
● 1/2" STEEL PIN FOUND (UNLESS NOTED)
○ 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
C.C.M. COMMISSIONERS' COURT MINUTES

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S06°40'26"E	42.04
L-2	S20°40'26"E	32.59
L-3	N56°36'10"W	8.08
L-4	N24°31'38"W	5.00
L-5	N08°55'47"E	55.30

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	37°0'39"	330.00	9.15	18.30	18.30	N61°55'10"W
C2	27°18'11"	330.00	80.15	157.25	155.77	S46°40'45"E
C3	27°04'32"	330.00	79.46	155.94	154.50	N77°02'46"W

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704
TRACT 4

REMAINDER PORTION
66 AC.
THE HERITAGE SOCIETY OF AUSTIN, INC.
VOLUME 1674, PAGE 195

PAGE 9 OF 9

EXHIBIT "C"

F# 8071-0406

Pioneer Austin Development, LTD
To
City of Austin
(Street Right-of-Way)

FIELD NOTES

FIELD NOTES DESCRIPTION OF 4.493 ACRES OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 380.63 ACRES (INCLUDING SPRINKLE CUT-OFF ROAD), 377.148 ACRES (NET AREA) CONVEYED TO PIONEER AUSTIN DEVELOPMENT, LTD BY SPECIAL WARRANTY DEED RECORDED ON NOVEMBER 8, 2000 IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 4.493 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½ inch diameter steel pin found at a southerly exterior corner of the said 380.63 acre Pioneer Austin Development, LTD tract at the northeast corner of that certain 24.937 acre tract described in a deed to The Heritage Society of Austin, Inc., of record in Volume 11711, Page 165 of the Real Property Records of Travis County, Texas and being on the west line of the remainder portion of that certain 66 acre tract conveyed to The Heritage Society of Austin, Inc. by deed recorded in Volume 1674, Page 195 of the Deed Records of Travis County, Texas;

THENCE, N 28°10'29" E, a distance of 68.53 feet to a ½ inch diameter steel pin found at an interior corner of the said 380.63 acre Pioneer Austin Development LTD tract and northwest corner of the said remainder portion of the 66 acre Heritage Society of Austin, Inc. tract;

THENCE, along the southerly line(s) of the said 380.63 acre tract and northerly line(s) of the said remainder portion of the 66 acre Heritage Society of Austin, Inc. tract, the following two (2) courses and distances:

- 1) N 89°17'27" E, 106.97 feet to a ½ inch diameter steel pin found;
- 2) With a curve to the right, having a central angle of 38°05'23", a radius of 330.00 feet, an arc of 219.38 feet and a chord bearing and distance of S 71°32'19" E, 215.36 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. in the interior of Sprinkle Cut-Off Road, as described in Volume V, Pages 594-598 of the Commissioners Court Minutes of Travis County, Texas for the PLACE OF BEGINNING of the herein described tract;

THENCE, traversing the interior of the said 380.63 acre Pioneer Austin Development, LTD tract, the following six (6) courses and distances:

- 1) N 26°16'51" W, 733.16 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;

EA 8071-0406

- 2) With a curve to the left, having a central angle of 90°00'00", a radius of 20.00 feet, an arc of 31.42 feet and a chord bearing and distance of N 71°16'51" W, 28.28 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) N 26°16'51" W, 60.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 4) N 63°43'09" E, 490.75 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 5) With a curve to the left, having a central angle of 87°27'41", a radius of 25.00 feet, an arc of 38.16 feet and a chord bearing and distance of N 19°59'18" E, 34.56 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 6) N 23°44'32" W, 916.82 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southwest corner of Braker Lane, as dedicated by the plat of Pioneer Crossing West, Section One, a subdivision of record in Document Number 200200301 of the Official Public Records of Travis County, Texas;

THENCE, N 66°15'28" E, a distance of 110.00 feet, continuing to traverse the interior of the said 380.63 acre tract, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southeast corner of Braker Lane and the said Pioneer Crossing West, Section One;

THENCE, continuing to traverse the interior of the said 380.63 acre tract, the following nine (9) courses and distances:

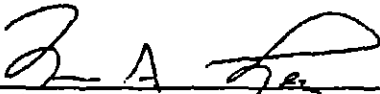
- 1) S 23°44'32" E, 1026.93 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 2) S 66°15'28" W, 110.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 3) With a curve to the left, having a central angle of 92°32'19", a radius of 25.00 feet, an arc of 40.38 feet and a chord bearing and distance of N 70°00'42" W, 36.13 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 4) S 63°43'09" W, 385.87 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 5) With a curve to the left, having a central angle of 90°00'00", a radius of 20.00 feet, an arc of 31.42 feet and a chord bearing and distance of S 18°43'08" W, 28.28 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;

F#8071-0406

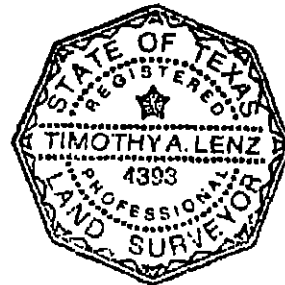
- 6) S 26°16'51" E, 775.50 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 7) With a curve to the right, having a central angle of 03°21'28", a radius of 780.00 feet, an arc of 45.71 feet and a chord bearing and distance of S 24°36'07" E, 45.70 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 8) S 22°55'23" E, 102.02 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.;
- 9) With a curve to the left, having a central angle of 10°06'01", a radius of 720.00 feet, an arc of 126.92 feet and a chord bearing and distance of S 27°58'22" E, 126.76 feet to a ½ inch steel pin found on the east line of said Sprinkle Cut-Off Road, the same being a common line with the said 380.63 acre tract;

THENCE, N 33°01'22" W, a distance of 211.04 feet along the east line of Sprinkle Cut-Off Road, the same being a common line with the said 380.63 acre tract, to a ½ inch diameter steel pin found;

THENCE, With a curve to the left, departing the west line of Sprinkle Cut-Off Road along a line of the said 380.63 acre tract, having a central angle of 19°27'58", a radius of 330.00 feet, an arc of 112.12 feet and a chord bearing and distance of N 42°45'39" W, 111.58 feet to the PLACE OF BEGINNING, containing 4.493 acres of land, more or less.


Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc.,
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174



BEARING BASIS
Texas State Plane Coordinate System, Central Zone, 1983 HARN
TCAD 02-4221-0115
Austin Grid N-30 & N-31

(PioneerSec5row.doc)

FIELD NOTES REVIEWED
By John Moore Date 3-07-2005
Engineering Support Section
Department of Public Works
and Transportation

MAP TO ACCOMPANY FIELD NOTES

SCALE:



1"=100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP STAMPED 'LENZ & ASSOC.'

SORGHUM HILL COVE

PROPOSED SPRINKLE CUT-OFF ROAD

PG. 2 OF 3

WAYWARD SUN DRIVE
PIONEER CROSSING WEST

377.18 AC. (NET)
DOC. No. 2000178089

PIONEER AUSTIN DEVELOPMENT, LTD.
380.63 AC. (GROSS)

P.O.C.

P.O.B.

REMAINDER PORTION
66 AC.

THE HERITAGE SOCIETY OF AUSTIN, INC.
VOL. 1674, PG. 195

24.937 AC.
V.11711
P.165

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N28°10'29"E	68.53
L-2	N89°17'27"E	106.97
L-3	N26°16'51"W	60.00
L-4	N66°15'28"E	110.00
L-5	S66°15'28"W	110.00
L-6	S22°55'23"E	102.02



Timothy A. Lenz
9-16-07

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

C:\Land Projects 3\Pioneer Crossing West\dwg\Section 5-Right of Way Dedications.dwg, 09/17/04 10:25:13 AM, Art

PAGE 1 OF 3

F#8071-0466 MAP TO ACCOMPANY FIELD NOTES

PIONEER AUSTIN DEVELOPMENT LTD.
DOCUMENT No. 2000178089
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

SCALE:  N 1"=100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP
STAMPED 'LENZ & ASSOC.'

MATCHLINE -- SEE PG. 3 OF 3
C-3

N63°43'09"E~490.75'
PROPOSED PIONEER FARMS DRIVE

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	38°05'23"	330.00	113.92	219.38	215.36	S71°32'19"E
C2	80°00'00"	20.00	20.00	31.42	28.28	N71°16'51"W
C3	87°27'41"	25.00	23.92	38.16	34.56	N19°59'18"E
C4	92°32'19"	25.00	26.13	40.38	36.13	N70°00'42"W
C5	90°00'00"	20.00	20.00	31.42	28.28	S18°43'08"W
C6	3°21'28"	780.00	22.86	45.71	45.70	S24°36'07"E
C7	10°08'01"	720.00	63.63	126.92	126.76	S27°58'22"E
C8	19°27'58"	330.00	56.60	112.12	111.58	N42°45'39"W

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N28°10'28"E	68.53
L-2	N89°17'27"E	106.97
L-3	N26°16'51"W	60.00
L-4	N66°15'28"E	110.00
L-5	S66°15'28"W	110.00
L-6	S22°55'23"E	102.02

PROPOSED SPRINKLE CUT-OFF ROAD
N26°16'51"W~775.50'

SORGHUM HILL COVE

WAYWARD SUN DRIVE
TRAIL WEARY DRIVE

PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

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MAP TO ACCOMPANY FIELD NOTES

FA#8071-0406

BRAKER LANE
PIONEER CROSSING WEST
SECTION ONE
DOCUMENT NO. 2000000001

PROPOSED R.O.W. 4.493 AC.

PIONEER AUSTIN DEVELOPMENT, LTD.
377.148 AC. (NET) 380.63 AC. (GROSS)
DOC. No. 2000178089

SCALE: 1"=100'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN SET W/CAP STAMPED 'LENZ & ASSOC.'

LUCAS MUNOZ SURVEY No. 55

ABSTRACT 513
PROPOSED BRAKER LANE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N28°10'29"E	68.53
L-2	N89°17'27"E	106.97
L-3	N26°16'51"W	60.00
L-4	N66°15'28"E	110.00
L-5	S86°15'28"W	110.00
L-6	S22°55'23"E	102.02

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
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PIONEER AUSTIN DEVELOPMENT, LTD.
377.148 AC. (NET) 380.63 AC. (GROSS)
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PREPARED BY:
LENZ & ASSOCIATES, INC.
1714 FORT VIEW ROAD, SUITE 101
AUSTIN, TEXAS 78704

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MATCHLINE - SEE PG. 2 OF 3
C-3

ORDINANCE NO.

AN ORDINANCE APPROVING THE VACATION OF A PORTION OF SPRINKLE CUTOFF ROAD TO PIONEER AUSTIN DEVELOPMENT LTD., AND AUTHORIZING NEGOTIATION AND EXECUTION OF ALL DOCUMENTS NECESSARY FOR CONVEYANCE OF LAND TO AND CONSTRUCTION OF PORTIONS OF CERTAIN STREETS AND INTERSECTIONS FOR THE CITY OF AUSTIN BY PIONEER AUSTIN DEVELOPMENT LTD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council approves the vacation of the 3.153 acres of Sprinkle Cutoff Road right-of-way described in Exhibit A and the 0.583 acre of prescriptive easement rights in Sprinkle Cutoff Road described in Exhibit B to Pioneer Austin Development Ltd. (“Pioneer”) so that the road is better aligned to facilitate traffic flow, in exchange for Pioneer’s conveyance to the City of the 4.493 acre tract of land described in Exhibit C and the construction of portions of Braker Lane Extension, Pioneer Farms Drive and the new Sprinkle Cutoff Road.

PART 2. The Council authorizes the City Manager, or designee, to negotiate and execute all documents necessary to convey title from the City to Pioneer and to require Pioneer to construct portions of the Braker Lane Extension, Pioneer Farms Drive and the new portion of Sprinkle Cutoff Road, and convey title to the City once the construction is completed and accepted by the City.

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____, 2005

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk